

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/29 Hunter Street, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$500,000

Median sale price

Median price \$967,500 Property Type Unit Suburb Malvern

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9/49 Kooyong Rd ARMADALE 3143	\$525,000	08/06/2022
2	2/15 Egerton Rd ARMADALE 3143	\$500,000	28/06/2022
3	1/29 Hunter St MALVERN 3144	\$475,000	26/03/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/07/2022 13:02

5/29 Hunter Street, Malvern Vic 3144

Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

March quarter 2022: \$967,500



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



9/49 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$525,000

Method: Private Sale

Date: 08/06/2022

Property Type: Apartment



2/15 Egerton Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 28/06/2022

Property Type: Apartment



1/29 Hunter St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$475,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525